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• Baltimore County • Focus on Community •

# **GREATER KINGSVILLE AREA COMMUNITY PLAN**

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As adopted by the Baltimore County Council  
July 1, 1996

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Baltimore County  
Planning Board

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**RESOLUTION**  
**Adopting and Recommending**  
**the**  
**GREATER KINGSVILLE AREA COMMUNITY PLAN**

**WHEREAS** the Baltimore County Master Plan 1989-2000 recognized the need for a plan for the Greater Kingsville community; and

**WHEREAS** the Master Plan also specifies that plans prepared by community associations should be evaluated for possible adoption by the Planning Board and County Council; and

**WHEREAS** a committee of residents in the Greater Kingsville area, working under the auspices of the Greater Kingsville Community Association, and with the assistance of County staff, has prepared a Greater Kingsville Area Community Plan; and

**WHEREAS** the draft Plan thoroughly documents existing conditions and issues in the Greater Kingsville community, which is a logical unit for planning within Baltimore County, and proposes reasonable actions for protecting and improving the community in accord with the principles adopted in the Master Plan; and

**WHEREAS** the draft of the community plan, as submitted on October 5, 1995, was the subject of a public hearing on November 2, 1995, and was discussed in the committee meeting of October 5, 1995 and the Board meeting of January 18, 1996;

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts the Greater Kingsville Area Community Plan, December 1994, as modified by the January 3, 1996 revisions, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000, and

**BE IT FURTHER RESOLVED**, that the Greater Kingsville Area Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

**DULY ADOPTED** by vote of the  
Planning Board this 18th day of  
January, 1996

A handwritten signature in cursive script, reading "Pat Keller".

Arnold F. "Pat" Keller, III  
Secretary to the Planning Board

PK:PB:lw  
RESKNG.VL2/PZONE/TXTLLF

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1996, Legislative Day No. 14

Resolution No. 48-96

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Mr. Vincent J. Gardina, Councilman

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By the County Council, July 1, 1996

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A RESOLUTION of the Baltimore County Council to adopt the Greater Kingsville Area Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan advocates the implementation of actions and policies for the conservation and enhancement of the County's older established communities, including the preparation of detailed local plans for certain designated areas; and

WHEREAS, an advisory group composed of local citizens, working under the auspices of the Greater Kingsville Community Association, with the assistance of County staff, prepared the Greater Kingsville Area Community Plan; and

WHEREAS, the Plan identifies particular goals concerning the preservation, enhancement and development of the Greater Kingsville Area and recommends actions for achieving those goals; and

WHEREAS, by Resolution adopted January 18, 1996, the Baltimore County Planning Board adopted the Greater Kingsville Area Community Plan to constitute part of and an amendment to the Master Plan; and

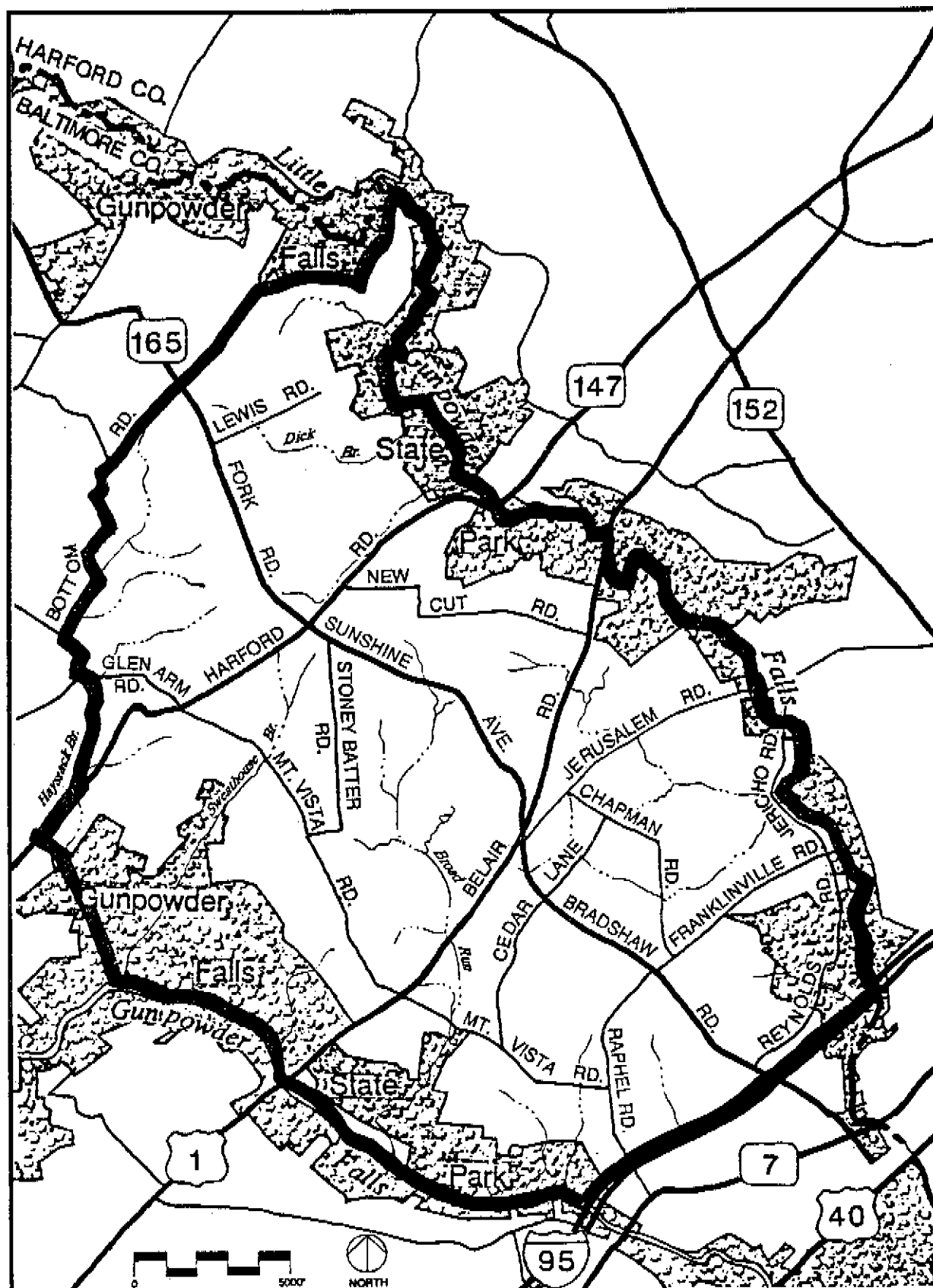
WHEREAS, the County Council held a public hearing on the recommended Greater Kingsville Area Community Plan on May 20, 1996.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Greater Kingsville Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for development of the Greater Kingsville Area, subject to such further modifications as deemed advisable by the County Council.

R04896

# The Greater Kingsville Area Community Plan

As adopted by  
the Baltimore County Council  
July 1, 1996



Study Area Boundaries  
Greater Kingsville Area

Map 1

# INTRODUCTION

In January, 1991 an advisory group was formed in response to the designation in the 1989 - 2000 Master Plan for Baltimore County of the Kingsville area as a priority planning area. The group of citizens was intended to be representative of the Community and of various religious, social and economic constituencies within the Community.

The group was divided into sub-committees augmented by individuals with special knowledge of the subject matter. The sub-committees formed were as follows: Infrastructure, Agriculture, Historic Preservation, Commercial, Design, and Conservation and Development. The group itself met in monthly meetings with presentations from various State and County departments.



The study area for the Plan is based around the village communities of Kingsville, Fork, Upper Falls and part of the Bradshaw community. The study area is bounded by the Little Gunpowder River on the north, Interstate 95 on the east, the Big Gunpowder River on the south, and by courses following Bottom Road, Williams Road, Haystack Branch, Harford Road and Long Green Creek on the west (See Map 1). The study area was chosen in part because of the close intertwining of the villages historically, geographically and socially.

The subject area frequently has been likened to an island surrounded by a sea of development. The Community is unique in Baltimore County in that its borders are comprised in major part by the largest state park system in a United States metropolitan area. Just on the other side of the park, both to the North and to the South, are large, rapidly growing, residential communities (See Map 2). While these communities are not part of the study area, their impact on the Kingsville - Fork - Upper Falls area can not be over-estimated.

## Goals

The goals of the group were as follows:

1. To develop a plan that delineates limits of growth and serves the basic needs of the community;
2. To maintain the rural character of the area by encouraging agriculture, afforestation/reforestation and wildlife management;
3. To maintain and enhance the commercial centers in the study area for the rural residential and commercial community;
4. To concentrate geographically any future business growth, and to minimize strip commercial

growth and spot commercial zoning;

5. To preserve and protect the historic resources of the communities in the design area;

6. To utilize design standards so that future development or redevelopment minimizes intrusion into open space areas, preserves scenic vistas and is integrated into the rural concept of the community;

7. To seek sensitive development and enhancement of the existing Kingsville core